

68-1774 29687 WARRANTY DEED. VOL 169 PAGE 1375

KNOW ALL MEN BY THESE PRESENTS, That JAMES F. COONAN, TERENCE COONAN, and MICHAEL COONAN, Trustees, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOISE CASCADE CORPORATION, a Delaware Corporation, hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

In Township 27 South, Range 8 East of the Willamette Meridian:

- Section 21: SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;
- Section 28: NE $\frac{1}{4}$ , SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , SAVE AND EXCEPTING that part conveyed to State of Oregon by Deed Book 268, page 238, and E $\frac{1}{2}$  of SE $\frac{1}{4}$ ;
- Section 33: E $\frac{1}{2}$  of NE $\frac{1}{4}$ , SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

In Township 28 South, Range 8 East of the Willamette Meridian:

- Section 9: NE $\frac{1}{4}$  of SE $\frac{1}{4}$  and NE $\frac{1}{4}$ ;
- Section 10: NW $\frac{1}{4}$  of NW $\frac{1}{4}$ ;
- Section 4: Lots 1 and 2, S $\frac{1}{2}$  of NE $\frac{1}{4}$  and SE $\frac{1}{4}$ , Less three parcels heretofore conveyed to State of Oregon, by and through its State Highway Commission, described as follows:

PARCEL ONE: Beginning at a point 1420 feet South and 4180 feet East of the NW corner of said Section 4, Township 28 South, Range 8 East, W.M.; thence East a distance of 330 feet; thence South a distance of 660 feet; thence West a distance of 330 feet; thence North a distance of 660 feet to the point of beginning.

PARCEL TWO: Beginning at a point 1420 feet South and 4180 feet East of the Northwest corner of said Section 4, Township 28 South, Range 8 East, W.M.; thence South a distance of 660 feet; thence West a distance of 330 feet; thence North a distance of 660 feet; thence East a distance of 330 feet to the point of beginning.

PARCEL THREE: A parcel of land lying in the E $\frac{1}{2}$  of Section 4, Township 28 South, Range 8 East, W.M., Klamath County, Oregon. The said parcel being all that portion of the E $\frac{1}{2}$  of Section 4 included in a strip of land 40 feet in width, 20 feet on each side of the center line of a hauling road as said hauling road has been located over and across or adjacent to the said property, the location of the said strip of land (insofar as it encroaches upon said property) being determined by the

said center line from Station 45 + 27.6 to station 63 + 01.4, which portion of center line is described as follows: 1376

Beginning at a point which is Engineer's center line station 45 + 27.6 opposite and 20 feet distant from which point the Southerly line of the said strip of land intersects the West line of the East half of Section 4; said point being 2431 feet North and 2627 feet East from the Southwest corner of Section 4, Township 28 South, Range 8 East, W.M.; thence North 47°13' East, a distance of 172.4 feet; thence North 46°32' East, a distance of 1601.4 feet to Station 63 + 01.4 opposite and 20 feet distant from which station the Northerly line of said strip of land intersects the West line of the above-described Parcel Two.

In Township 37 South, Range 14 East of the Willamette Meridian:

Section 14: A strip of land 100 feet in width, being 50 feet on each side of the following-described center line, to-wit:

Beginning at a point on the Section line between Sections 14 and 23, Township 37 South, Range 14 East of the Willamette Meridian which is 1006 feet East of the corner common to Sections 14, 15, 22 and 23, aforesaid Township and Range; thence Northerly along a 7° curve to the right 300 feet; thence N. 23°30' East 700 feet; thence along a 5° curve to the right 400 feet; thence North 43°30' East 500 feet; thence along a 5° curve to the left 850 feet; thence North 1° East 750 feet; thence along a 5° curve to the right 200 feet; thence North 11° East 667 feet to a point on the South line of the NE¼ of the NW¼ of said Section 14, aforesaid Township and Range.

Section 14: Beginning at a point on the Easterly line of the right of way of the Pelican Bay Lumber Company's logging railroad North of the road across the Pole Creek field and opposite Engineer's Station 0.00 in the NE¼ of the SW¼ of Section 14, Township 37 South, Range 14 East W.M.; thence Northerly along the Easterly line of the right of way of the said logging railroad, 625.8 feet; thence Easterly at right angles to the center line of the said logging railroad 208.6 feet; thence Southerly parallel with the right of way of said logging railroad 625.8 feet; thence Westerly at right angles to the center line of said logging railroad 208.6 feet to the point of beginning, and being a part of the SE¼ of the NW¼ and the NE¼ of the SW¼ of Section 14, Township 37 South, Range 14 East W.M.

In Township 38 South, Range 15 East of the Willamette Meridian:

Section 18: N½ of NE¼, SW¼ of NE¼ and NE¼ of NW¼.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises,

free from all encumbrances except subject to restrictions, agreements and easements of record, and the interest of the Southern Pacific Railway Co. in and to the railroad over the SE 1/4 Section 28, Township 27 South, Range 8 E., W.M., and to easements apparent upon the premises; and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$58,764.61.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS GRANTOR'S hand this 4<sup>th</sup> day of February 1969.

*[Signature]*  
*[Signature]*  
Michael Coonan

Trustees

STATE OF CALIFORNIA,  
County of San Francisco ss.

February 4, 1969, Personally appeared the above named JAMES F. COONAN, as Trustee under the Last Will and Testament of Josephine Kennedy Mortenson, also known as Josephine K. Mortenson, and acknowledged the foregoing instrument to be his voluntary act and deed as Trustee.

Before me:

*[Signature]*  
Notary Public for California.  
My Commission Expires: December 10, 1970  
ESTHER GRAFFIGNA-Notary Public, Cal.  
COM. EXP. DEC. 10, 1970 - SAN FRANCISCO CO.  
215 Market St., Rm. 810, San Francisco, Ca. 94105

STATE OF CALIFORNIA,  
County of San Francisco ss.

February 5, 1969, Personally appeared the above named TERENCE COONAN, as Trustee under the Last Will and Testament of Josephine Kennedy Mortenson, also known as Josephine K. Mortenson, and acknowledged the foregoing instrument to be his voluntary act and deed as Trustee.

Before me:

*[Signature]*  
Notary Public for California.  
My Commission Expires:  
CHESTER S. MAGNUSON  
NOTARY PUBLIC IN AND FOR THE CITY AND COUNTY  
OF SAN FRANCISCO, STATE OF CALIFORNIA  
My Commission Expires March 18, 1967

STATE OF CALIFORNIA,  
County of San Francisco ss.

February 5, 1969, Personally appeared the above named MICHAEL COONAN, as Trustee under the Last Will and Testament of Josephine Kennedy Mortenson, also known as Josephine K. Mortenson, and acknowledged the foregoing instrument to be his voluntary act and deed as Trustee.

CHESTER S. MAGNUSON  
NOTARY PUBLIC IN AND FOR THE CITY AND COUNTY  
OF SAN FRANCISCO, STATE OF CALIFORNIA  
My Commission Expires March 18, 1967

*[Signature]*  
Notary Public for California.  
My Commission Expires:  
CHESTER S. MAGNUSON  
NOTARY PUBLIC IN AND FOR THE CITY AND COUNTY  
OF SAN FRANCISCO, STATE OF CALIFORNIA  
My Commission Expires March 18, 1967

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STATE OF OREGON,  
County of Klamath

Filed for record at request of

TRANSAMERICA TITLE INS. CO.

on this 20th day of FEBRUARY A.D. 1969

at 5:30 o'clock P.M. and day

recorded in Vol. M-69 of DEEDS

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Wm D. MILNE, County Clerk

*Charles K. Christman*  
for \$6.00

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PROCTOR AND BUCKETT  
ATTORNEYS AT LAW  
KLAMATH FALLS, OREGON